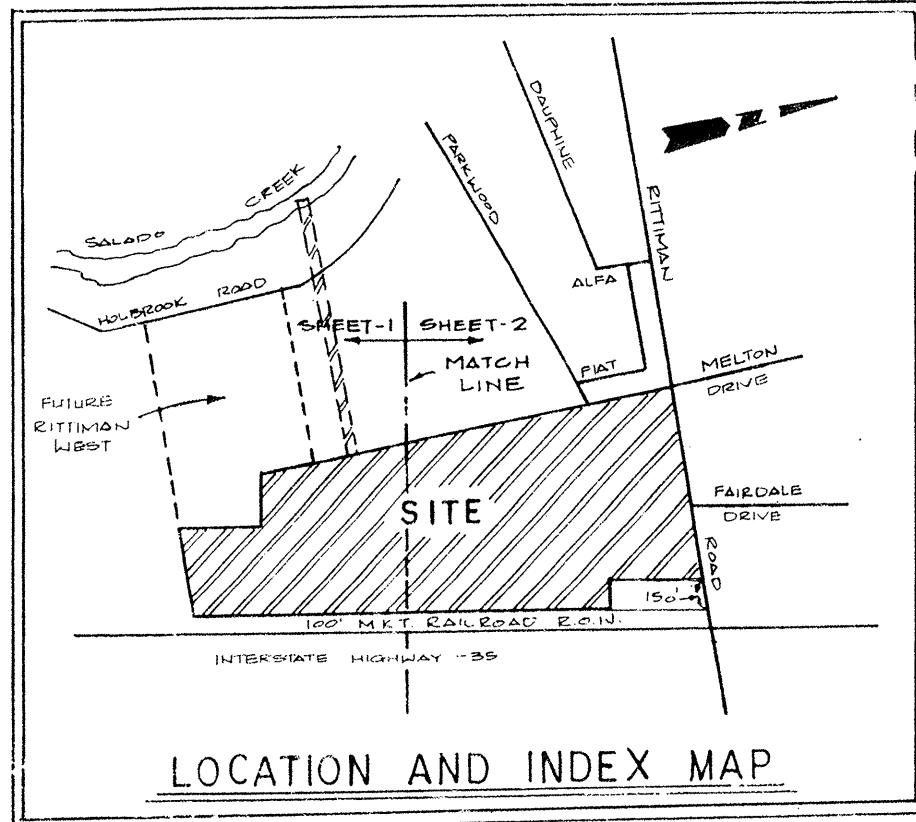


The City of San Antonio is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhead Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances, together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines, or appurtenances thereto. It is agreed and understood that no build ings, concrete slabs, or walls will be placed within said easement areas.

MAVERICK
ENGINEERING
COMPANY
CORPUS CHRISTI, TEXAS
SAN ANTONIO, TEXAS



NOTES:

1. IRON PINS SET AT ALL PROPERTY CORNERS.
2. • - INDICATES 3.0' OFFSET MONUMENT.
3. ■ - INDICATES PERMANENT BENCHMARK.
4. --- - EXISTING CONTOUR.

CURVE DATA TABLE				
NO.	DELTA	RADIUS	TANGENT	LENGTH
1.	90°	15.0'	15.0'	23.56'
2.	55°32'31"	370.0'	174.84'	358.67'
3.	55°32'31"	430.0'	226.43'	416.84'
4.	44°48'42"	430.0'	177.26'	336.21'
5.	44°48'42"	370.0'	174.85'	289.38'
6.	50°12'50"	15.0'	4.85'	23.43'
7.	90°31'04"	15.0'	15.14'	23.69'
8.	3°41'28"	582.11'	18.16'	31.50'
9.	3°22'46"	645.11'	18.15'	31.50'

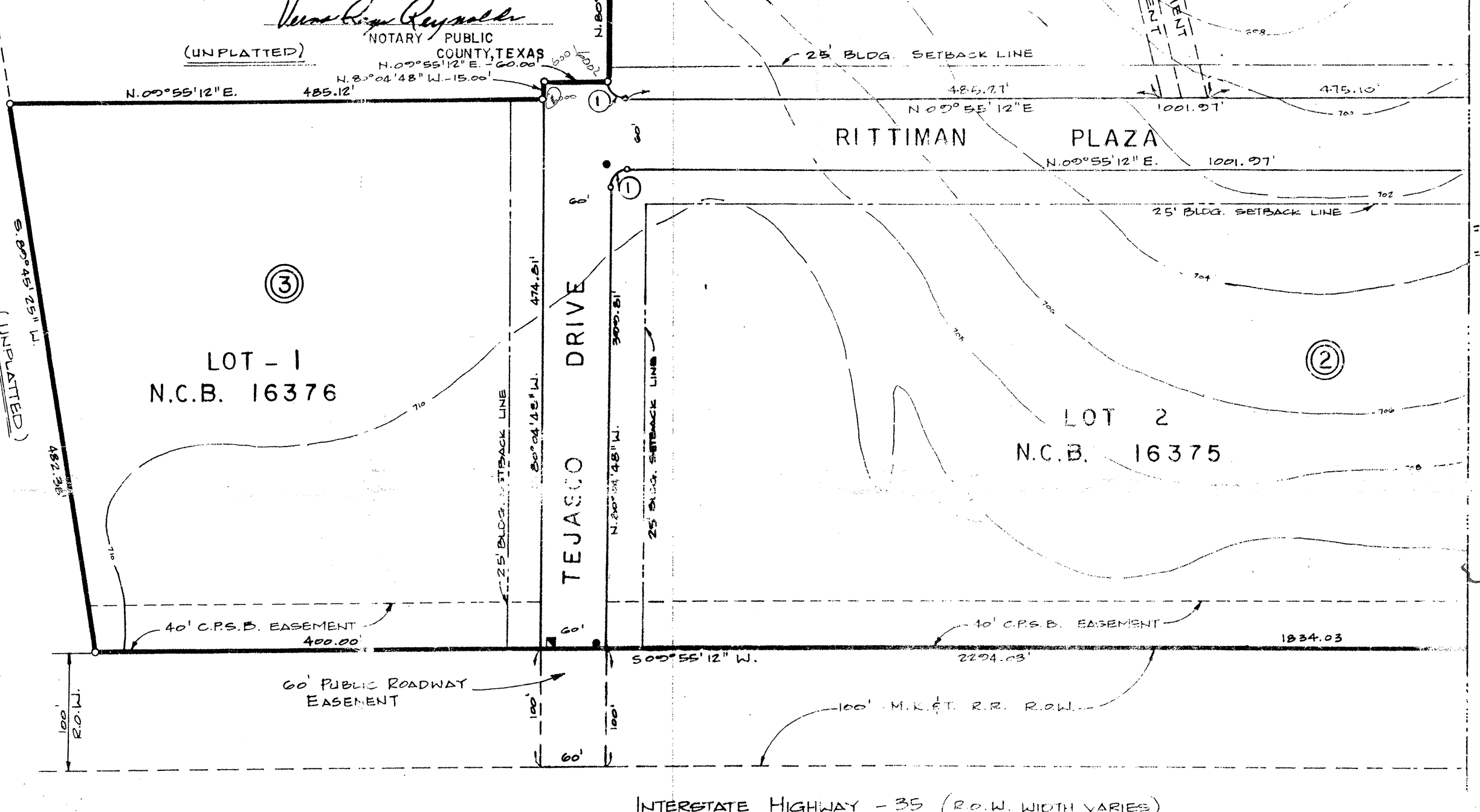
Filed for record 95 January 1974 at 11:01 o'clock A. M.
Recorded & Indexed 9-2-74 A. D. 1974 at 9:30 o'clock A. M.
JAMES W. KNIGHT
County Clerk, Bexar County, Texas
By *James B. Barry* Deputy

STATE OF TEXAS
COUNTY OF NUECES
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT.
William R. Livingston
REGISTERED PROFESSIONAL ENGINEER
SWORN TO AND SUBSCRIBED BEFORE ME THIS 18th DAY OF June
A. D. 1973
Carla Cooley
NOTARY PUBLIC
COUNTY OF NUECES

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGED THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
H. P. Ortiz
OWNER
THIS PLAT OF RITTIMAN WEST BUSINESS PARK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 28th DAY OF NOV. A. D. 1973
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS
BY *Robert D. Billa* CHAIRMAN
BY *Lynda* SECRETARY

STATE OF TEXAS
COUNTY OF DALLAS
THE OWNER OF THE 60' PUBLIC ROADWAY EASEMENT AS SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGED THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE 60' PUBLIC ROADWAY EASEMENT FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
F. J. Helling
OWNER OF 60' PUBLIC ROADWAY EASEMENT

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *F. J. Helling* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF November, A.D. 1973
Veronica Reynolds
NOTARY PUBLIC
COUNTY, TEXAS



SUBDIVISION PLAT
OF
RITTIMAN WEST BUSINESS PARK
BEING 51.661 ACRES, MORE OR LESS, OUT OF THE G. RODRIGUEZ SURVEY NO. 132, THE J.W. CHAPPEL SURVEY NO. 322-1/2, AND THE JOSEPH W. GARRETY SURVEY NO. 19, N.C.B. 12175, BEXAR COUNTY, TEXAS.

THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH THIS APPROVAL IS REQUIRED.
DIRECTOR OF PUBLIC WORKS
James F. Stonestreet

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *H. P. Ortiz* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF July
A. D. 1973
James F. Stonestreet
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

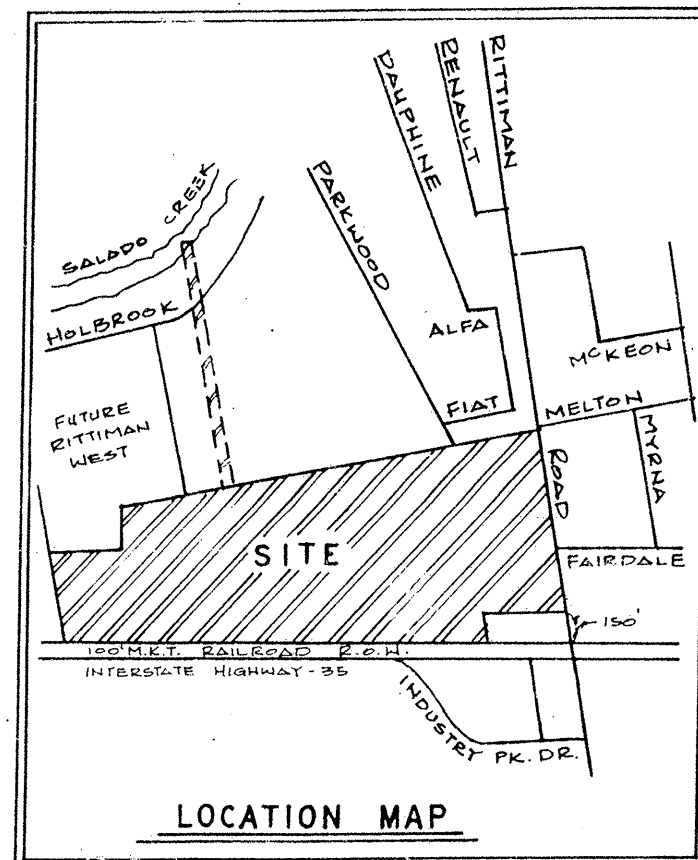
STATE OF TEXAS
COUNTY OF NUECES
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.
William R. Livingston
REGISTERED PROFESSIONAL ENGINEER
OR
REGISTERED PUBLIC SURVEYOR
SWORN TO AND SUBSCRIBED BEFORE ME THIS 18th DAY OF June
A. D. 1973
Carla Cooley
NOTARY PUBLIC
COUNTY OF NUECES

STATE OF TEXAS
COUNTY OF BEXAR
COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE 28th DAY OF NOV. A. D. 1973, AT 11:01 A. M. AND DULY RECORDED THE 28th DAY OF NOV. A. D. 1973, IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 7200 ON PAGE 45.
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 28th DAY OF NOV. A. D. 1973.
COUNTY CLERK, BEXAR COUNTY, TEXAS
123889 JAN 28 1974 VOL 7200 45

VRP# 03-11-009

014 JUN 19 11 11 09

- NOTES:
1. IRON PINS SET AT ALL PROPERTY CORNERS.
 2. • - INDICATES 3.0' OFFSET MEASUREMENT
 3. ■ - INDICATES PERMANENT BENCH MARK
 4. --- EXISTING CONTOUR



The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right of way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH THIS APPROVAL IS REQUIRED.

[Signature]
DIRECTOR OF PUBLIC WORKS

STATE OF TEXAS
COUNTY OF NUECES

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18th DAY OF June
A. D. 1973

STATE OF TEXAS
COUNTY OF BEJAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGED THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

THIS PLAT OF RITTIMAN WEST BUSINESS PARK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 28 DAY OF Nov. A. D. 1973
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: *[Signature]* CHAIRMAN
BY: *[Signature]* SECRETARY

SUBDIVISION PLAT OF RITTIMAN WEST BUSINESS PARK

BEING 51.661 ACRES, MORE OR LESS, OUT OF THE G. RODRIGUEZ SURVEY NO. 132, THE J.W. CHAPPEL SURVEY NO. 322-1/2, AND THE JOSEPH W. GARRETY SURVEY NO. 19, N.C.B. 12175, BEJAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEJAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

H.P. Ortiz, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY OF July
A. D. 1973

James F. Stonestreet
NOTARY PUBLIC
BEJAR COUNTY, TEXAS

REPLAT IN
VOL: 9508
PAGE: 47

REPLAT IN
VOL: 9513
PAGE: 216

STATE OF TEXAS
COUNTY OF NUECES

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18th DAY OF June
A. D. 1973

Carla Cooley
NOTARY PUBLIC
COUNTY OF NUECES

STATE OF TEXAS
COUNTY OF BEJAR

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF

A. D. AT M. A.D. DULY RECORDED THE DAY OF
A. D. AT M. IN THE RECORDS OF
OF SAID COUNTY, IN BOOK VOLUME ON PAGE

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A. D.

COUNTY CLERK, BEJAR COUNTY, TEXAS

VOL 7200

46

**MAVERICK
ENGINEERING
COMPANY**
CORPUS CHRISTI, TEXAS
SAN ANTONIO, TEXAS

VRP# 03-11-009



City of San Antonio
CITY OF SAN ANTONIO
New DEPARTMENT OF PLANNING
Vested Rights Permit 2:38
APPLICATION

Permit File: # VRP# 03-11-009
Assigned by city staff

Date: 11/01/02

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent John A. Colglazier
2. Address: 1000 East Basse Road, Suite 100 San Antonio, Texas
3. Zip: 78209 Telephone # 210-821-5644
4. Site location or address NW I/S Rittiman Plaza & Tejasco Drive
5. Council District 2 ETJ ETJ Over Edward's Aquifer Recharge () yes (✓) no

• **MASTER DEVELOPMENT PLAN (MDP) (Formaly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

2nd Subm. Response.
03-11-009

• **Approved Plat**

Plat Name: Rittiman West Business Park Plat # Acreage: 51.661 Approval

Date: 11/28/73 Plat recording Date: 02/04/74 Expiration Date: Vol./Pg. 7200/45-46

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: Date issued: Expiration Date:

Acreage:

(Note: Two maps of the area must be provided)

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: John A. Colglazier

Signature: John A. Colglazier

Date: 11/1/02

Sworn to and subscribed before me by on this 1 day of November 2002, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: July 27, 2003



City of San Antonio use

AS OF NOV 28, 1973



Approved

FOR WAREHOUSE
USE ONLY



Disapproved

Review By: [Signature]

Assistant City Attorney

Date: Dec 30, 2002

August 17, 2001

The City needs to know the specific result the current project will bring about (warehouse, restaurant, single family housing, etc.) to properly note whether the vested rights will apply.

Can applicant provide something to show this 1974 plat was done as part of the current project? The age of the plat makes this questionable as to whether the current project was begun when the plat was filed.



**OVERBY
DESCAMPS
ENGINEERS**

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 NOV -4 PM 2:38

11815 WARFIELD
SAN ANTONIO, TX 78216
TEL: (210) 828-3520
FAX: (210) 828-3599
ode@overbydescamps.com

November 4, 2002

Mr. Michael Herrera
Land Development Services
City of San Antonio
114 W. Commerce Street, 4th Floor
San Antonio, Texas 78205

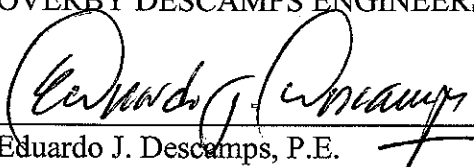
Re: Rittiman Center Subdivision
Request for Vested Rights Permit

Dear Mr. Herrera:

On behalf of the property owner, John A. Colglazier, we are requesting a Vested Rights Permit for the Rittiman Center Subdivision based on the existing approved plat for Rittiman West Business Park approved on November 28, 1973 and recorded in Volume 7200, Pages 45-46 in Bexar County, Texas. Attached are two copies of the approved plat, two copies of the City of San Antonio Vested Rights Permit Application, and a check for \$160.00 payable to the City of San Antonio (P.O. Box 839966, San Antonio, Texas 78283-3966) for filing fees.

Please grant this request for Vested Rights for the Rittiman Center Subdivision based on the approved plat. If you have any questions or require any additional information, please call.

Sincerely,
OVERBY DESCAMPS ENGINEERS, INC.


Eduardo J. Descamps, P.E.

ED/rd

c: Mr. John A. Colglazier

S:\wp\files\letters\2002\1102\1104-01.ED 0309.01 ltr to Michael Herrera re Request for Vested Rights Permit



City of San Antonio
New CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
Vested Rights Permit 02:38
APPLICATION

Permit File: # VRP# 03-11-009
Assigned by city staff

Date: 11/01/02

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
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1. Owner/ Agent John A. Colglazier
2. Address: 1000 East Basse Road, Suite 100 San Antonio, Texas
3. Zip: 78209 Telephone # 210-821-5644
4. Site location or address NW I/S Rittiman Plaza & Tejasco Drive
5. Council District 2 ETJ ETJ Over Edward's Aquifer Recharge () yes (x) no

● **MASTER DEVELOPMENT PLAN (MDP) (Formaly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

OVERBY DESCAMPS ENGINEERS, INC.
11815 WARFIELD
SAN ANTONIO, TX 78216
(210) 828-3520

THE FROST NATIONAL BANK
SAN ANTONIO, TX 78296
30-9/1140

13137

11/4/2002

\$ **160.00

PAY TO THE
ORDER OF City of San Antonio

One Hundred Sixty and 00/100*****

DOLLARS 1

City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Vested Rights Permit for Rittiman Center Subd

MEMO

013137 114000093

61 0166693